182.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,300 / 745,300
					USE VALUE:	745,300 / 745,300
					ASSESSED:	745,300 / 745,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOLAN MICHAEL P
Owner 2:	
Owner 3:	
Street 1:	17 SAGAMORE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MADGE LESLIE SLEEPER/TR -
Owner 2:	NOLAN CHILDRENS GIFT TRUST -
Street 1:	17 SAGAMORE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,671 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 2174 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6671.000	311,200		434,100	745,300
Total Card	0.153	311,200		434,100	745,300
Total Parcel	0.153	311,200		434,100	745,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.82 | /Parcel: 342.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123128

GIS Ref

GIS Ref

Insp Date 05/16/18

PREVIOUS ASSESSMENT

Parcel ID 182.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,300	0	6,671.	434,100	745,400	745,400	Year End Roll	12/18/2019
2019	101	FV	247,100	0	6,671.	434,100	681,200	681,200	Year End Roll	1/3/2019
2018	101	FV	247,100	0	6,671.	365,900	613,000	613,000	Year End Roll	12/20/2017
2017	101	FV	247,100	0	6,671.	334,900	582,000	582,000	Year End Roll	1/3/2017
2016	101	FV	247,100	0	6,671.	285,300	532,400	532,400	Year End	1/4/2016
2015	101	FV	241,200	0	6,671.	248,100	489,300	489,300	Year End Roll	12/11/2014
2014	101	FV	241,200	0	6,671.	229,400	470,600	470,600	Year End Roll	12/16/2013
2013	101	FV	241,200	0	6,671.	218,300	459,500	459,500		12/13/2012

!14242!

PRINT

Date	Time
12/11/20	04:06:35

LAST REV

Date	Time
04/15/20	08:21:46

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14242

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADGE LESLIE SL	74295-187		3/17/2020	Convenience	1	No	No		
NOLAN DORIS E,	64103-278		8/20/2014	Convenience	1	No	No		
	13084-465		10/29/1976			No	No		N

USER DEFINED

Prior Id # 1:	123128
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	Meas/Inspect	BS	Barbara S
10/15/2008	Meas/Inspect	197	PATRIOT
12/30/1999	Meas/Inspect	163	PATRIOT
7/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6671		Sq. Ft.	Site		0	70.	0.93	7									434,091						434,100	

Total AC/HA: 0.15315 | Total SF/SM: 6671 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,091 | Spl Credit | Total: 434,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13298059
Const Adj.:	0.99000001
Adj $ / SQ:	140.206
Other Features:	85763
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422857
Depreciation:	111634
Depreciated Total:	311223

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

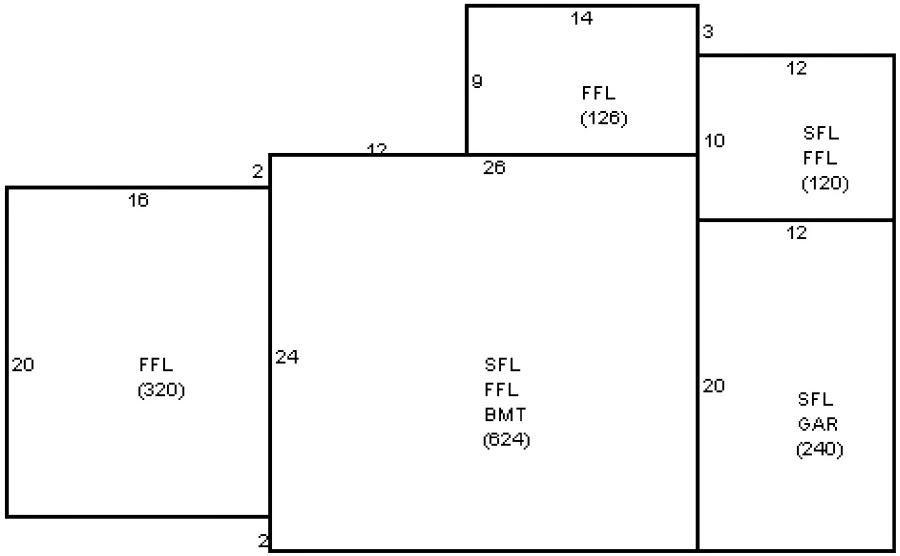
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.21
Special Features:	0	Val/Su Net:	102.44
Final Total:	311200	Val/Su SzAd	143.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,190	140.210	166,846
SFL	Second Floor	984	140.210	137,963
BMT	Basement	624	42.060	26,247
GAR	Garage	240	25.160	6,039

Net Sketched Area:	3,038			Total:	337,095
Size Ad	2174	Gross Are	3038	FinArea	2174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	